



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 5, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Jane James, Ron Santos, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: September 5, 2007
September 26, 2007
October 3, 2007

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-029 AND VARIANCE NO. 2007-008 (BELLA TERRA MULTIPLE-USER READERBOARD SIGN)**

APPLICANT: Patricia Apel

REQUEST: **CUP:** To permit the construction of an approximately 85 ft. high, 490 sq. ft. three-sided, multiple-user electronic readerboard sign. **VAR:** To permit the new sign within approximately 900 linear foot of an existing multiple-user readerboard sign (Auto Dealers' Association readerboard sign) in lieu of the minimum required 1,000 linear foot separation.

LOCATION: 7777 Edinger Ave., 92647 (southwest corner of Beach Blvd. and Center Ave. – Bella Terra Mall)

PROJECT PLANNER: Jane James

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2007-035 (AUTO DEALERS' ASSOCIATION READERBOARD SIGN)**

APPLICANT: Patricia Apel

REQUEST: To permit the reconstruction of an existing 85 ft. high, 1,200 sq. ft. two-sided, readerboard sign to match the proposed Bella Terra multiple-user readerboard sign.

LOCATION: Edinger Ave., 92647 (north side of Center Ave., approximately 900 feet west of Beach Blvd.)

PROJECT PLANNER: Jane James

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT:** **VARIANCE NO. 2007-010 (SLATER AVENUE CONDOMINIUMS)**
- APPLICANT: Bao Tuan Nguyen
- REQUEST: To permit an eight ft. street side yard (Slater Avenue) setback, in lieu of ten ft., after a required 10 ft. dedication for street widening, for a previously approved five unit residential condominium project.
- LOCATION: 7911 Slater Ave., 92647 (northeast corner of Slater Ave. and Keelson St.)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.